

Consistency and Reasonableness Statement

Map Amendments

Pursuant to N.C.G.S. Sections 160D-604 and -605, the Zoning Commission finds that the proposed zoning map amendment in case P25-51 is consistent with the City of Fayetteville's Future Land Use Map and Plan (Comprehensive Plan). The following analysis examines the proposed amendment relative to the goals, land use policies, and strategies of the Comprehensive Plan:

Consistency

1. GOALS

| GOAL(S) | CONSISTENT | INCONSISTENT |
|--|------------|--------------|
| GOAL #1: Focus value and investments around infrastructure and strategic nodes | X | |
| Goal #4: Foster safe, stable, and attractive neighborhoods | X | |

2. LAND USE POLICES AND STRATEGIES:

| LAND USE POLICIES AND STRATEGIES | CONSISTENT | INCONSISTENT |
|--|------------|--------------|
| LUP 1: Encourage growth in areas well-served by infrastructure and urban services. | X | |
| 1.1 – Work with the Public Works Commission and other utility providers to ensure that public facilities and services are planned in a coordinated manner. | X | |
| 1.6: Require adequate infrastructure to be in place prior to or in tandem with new development. | X | |
| 1.7: Encourage a logical progression of housing development and discourage “leapfrog” development | X | |
| LUP 3: Encourage Redevelopment Along Underutilized Commercial Strip Corridors and Reinvestment in Distressed Residential Neighborhoods | X | |
| 3.1: Examine and identify targeted redevelopment and infill areas throughout the city | X | |
| 3.2: Identify potential barriers for redevelopment and reinvestment and provide flexibility through modification to development regulations while maintaining high standards | X | |
| LUP 4: Create Well-Designed and Walkable Commercial and Mixed-Use Districts | X | |
| 4.1: Ensure new development meets basic site design standards | X | |
| 4.2: Encourage context-sensitive site design | X | |
| LUP 6: Encourage Development Standards That Result in Quality Neighborhoods | X | |

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|---|---|--|
| 6.1: Encourage quality neighborhood design through maintaining and improving standards for streets, sidewalks, stormwater, and open space. | X | |
| LUP 7: Encourage a Mix of Housing Types for All Ages and Incomes | X | |
| 7.1: Allow a mix of housing, including attached and multi-family homes, to create diverse neighborhoods, especially within or near Downtown and designated Regional, Community, and Neighborhood Centers. | X | |
| 7.2: Allow a mix of smaller scale detached and attached housing in Medium Density Residential and Neighborhood Improvement areas. | X | |
| 7.3: Work with non-profits to increase affordable and workforce housing. | X | |

3. The Proposed amendment is consistent with the Future Land Use Map as follows:

| | | | | |
|---|--|----|--|--|
| X | The proposed land use is consistent and aligns with the area's designation on the FLU Map. | OR | | The proposed land use is inconsistent and does not align with the area's designation on the FLU Map. |
| X | As requested, the proposed designation would permit complementary uses on adjacent tracts. | OR | | As requested, the proposed designation would permit uses incongruous to those existing on adjacent tracts. |

Reasonableness

The proposed zoning amendment is reasonable and in the public interest because it supports the policies of the Comprehensive Plan as stated above and the Strategic Plan as stated in the Staff Report, and because: [select all that apply]

- X The proposed use(s) will benefit the surrounding community through size, physical conditions, and other attributes.
- X The amendment includes conditions that limit potential negative impacts on neighboring uses.
- X The proposed uses address the needs of the area and/or the City.
- X The proposal adapts the zoning code to reflect modern land-use trends and patterns.

The amendment is also in the public interest because it: [select all that apply]

- X Improves consistency with the long-range plan.
- X Improves the tax base.

_____ Preserves environmental and/or cultural resources.

 X Facilitates a desired kind of development.

 X Provides needed housing/commercial area.

Additional comments, if any (write-in):

Date

Chair Signature

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